



**CITY OF AURORA'S
STANDARDS FOR DOCUMENT FORMAT,
CERTIFICATES, STATEMENTS AND EASEMENTS**

Prepared by: Planning and Zoning Division, Development Services Department
City of Aurora, Illinois

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REFERENCE NOTE: This document was previously titled: "Standards for Documents for Submittal to the City of Aurora" until April 4, 2013.

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PURPOSE

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This document shall serve as policy for the City of Aurora in standardizing certain plan and plat documents and the certificate and easement language thereon for each of the following types of submittals.

- | | |
|----------------------|----------------------|
| * Plat of Annexation | * Plat of Dedication |
| * Preliminary Plan | * Plat of Vacation |
| * Preliminary Plat | * Plat of Survey |
| * Final Plan | * Plat of Easement |
| * Final Plat | |

INTENT

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- To specify the format and content of each plat document for consistency and thoroughness.
- To assure that all approved submittals have certificates and easements that conforms to City Policies, Ordinances and Statutes.
- To standardize and streamline the review of said certificates and easements.
- To assist developers and others in preparing the above submittals.

METHODOLOGY

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1. Existing approved submittals were evaluated.
2. The City ordinance and statutory requirements were researched.
3. The following criteria were established:

Certificate: A written statement by which a fact is formally or officially certified or attested. In relation to the above, the following standard content was established.

Who - the person certifying the fact

What - the fact being certified

Why - for what purpose

When - date of certification

Easement: A right or privilege one person or entity has upon another's property.

In relation to the above, the following standard content was established.

What - type and extent of easement being granted

Who - grantee and grantor of the easement

Where - location of the easement

Why - purpose of the easement

4. The above criteria were applied to all required certificates and easements and the standardized language contained in this document was developed.
5. The proposed standardized language was reviewed with all concerned parties prior to usage and adoption.

IMPLEMENTATION

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This document has been divided into two parts. Part one indicates each of the nine types of submittals, and includes the definition, content, and format, along with a listing of the required certificates and easements for each submittal.

Part Two is the Appendix which provides the language for the certificates and easements listed in Part One. These may be reproduced and applied directly onto the Mylar. This standardization will expedite both the Mylar preparation and staff review.

In the event that a document requires additional or revised language for any of the standardized certificates and easements, the word "Special" should precede the title. For example, if the City Easement was varied from the standard, it should be entitled "Special City Easement."

**REQUIRED CERTIFICATIONS AND EASEMENTS
FOR EACH TYPE OF SUBMITTAL**

SUBMITTAL 1: ANNEXATION PLAT

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DEFINITION: The map, drawing or chart on which the area being incorporated into the City is accurately depicted for presentation to the City Council and which, if approved, will be submitted to the County Recorder for recording.

CONTENT: The annexation plat should include a legal description, a drawing that accurately depicts said description, and the certificates indicated below. It should also include the information and formatting pursuant to the Annexation Plat Format Guideline 2-4.

FORMAT: The plat should be drawn in BLACK ink on Mylar sheet(s) not to exceed twenty-four by thirty-six inches (24" x 36"). The original signatures on the Certificates and Statements should be written in BLACK permanent marker ink.

CERTIFICATES: The format of the required certifications should be as indicated in this document.

1. Surveyor's Certificate [Appendix A1](#)
2. City Clerk's Certificate [Appendix J1](#)
3. County Recorder's Certificate [Appendix K2](#)

SUBMITTAL 2: PRELIMINARY PLAT

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- DEFINITION:** The map, drawing or chart on which the subdivider's plan of subdivision is presented for approval by the City Council.
- CONTENT:** The preliminary plat shall show proposed improvements and existing conditions as set forth in Section 43-36 of the Aurora Subdivision Control Ordinance. It should also include the information and formatting pursuant to the Preliminary Plat Format Guideline 2-9.
- FORMAT:** The scale of the plat shall be not less than one inch (1") equals two hundred feet (200'). It should be drawn in BLACK ink on sheet(s) not to exceed twenty-four by thirty-six inches (24" x 36").
- CERTIFICATES:** No certificates, statements or easements are required.

SUBMITTAL 3: PRELIMINARY PLAN

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- DEFINITION:** The map, drawing or chart on which the area covered by planned development is presented for a Special Use Planned Development, Planned Development District, or Annexation Agreement is presented for approval by the City Council.
- CONTENT:** The preliminary plan shall show proposed improvements and existing conditions as set forth in Section 10.7-6 of the Aurora Zoning Ordinance. It should also include the information and formatting pursuant to the Preliminary Plan Format Guideline 2-8.
- FORMAT:** The scale of the plan shall be not less than one inch (1") equals two hundred feet (200'). It should be drawn in BLACK ink on sheet(s) not to exceed twenty-four by thirty-six inches (24" x 36").
- CERTIFICATES:** No certificates, statements or easements are required.

SUBMITTAL 4: FINAL PLAT

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DEFINITION: The final map drawing or chart on which the subdivider's plan of subdivision is presented to the City Council for approval and which, if approved, is submitted to the County Recorder for recording.

CONTENT: The final plat requirements are as indicated in Section 43-37 of the Aurora Subdivision Control Ordinance and the certificates indicated below. It should also include the information and formatting pursuant to the Final Plat Format Guideline 2-5.

FORMAT: The scale of the plat shall be not less than one inch (1") equals two hundred feet (200'). The plat should be drawn in BLACK ink on Mylar sheet(s) not to exceed twenty-four by thirty-six inches (24" x 36"). The original signatures on the Certificates and Statements should be written in BLACK permanent marker ink.

CERTIFICATES: The format of the required certifications should be as indicated in this document.

1. Surveyor's Certificate[Appendix A3](#)
2. Owner's Certificate[Appendix E1 - Individual](#)
[Appendix E2 - Trust](#)
[Appendix E3 - Corporation](#)
3. Mortgage Certificate[Appendix F](#)
(Required only when the subject property is mortgaged, a certificate is required for EACH mortgagee.)
4. City Engineer's Certificate[Appendix G](#)
5. Planning Commission Certificate[Appendix H](#)
6. City Council Certificate[Appendix I](#)
7. County Clerk's Certificate[Appendix K1](#)
8. County Recorder's Certificate[Appendix K2](#)
9. Certificate of County Engineer[Appendix L1](#)
(Required only when the subject property abuts a roadway under County jurisdiction)

- 10. Illinois Department of Transportation Certificate[Appendix L2](#)
(Required only when the subject property abuts a roadway under State jurisdiction)

STATEMENTS: The format of the required statements should be as indicated in this document.

- 1. Surface Water Statement[Appendix N](#)

EASEMENTS: The format of the required easements should be as indicated in this document.

- 1. Blanket City Easement[Appendix O](#)
(when appropriate)

- 2. Screen Planting Easement[Appendix P](#)
(when appropriate)

- 3. Stormwater Control Easement[Appendix R](#)
(when appropriate)

- 4. City Easement[Appendix S](#)
(when appropriate)

- 5. Ingress/Egress Easement[Appendix Q](#)
(when appropriate)

- 6. City Watermain Easement[Appendix T](#)
(when appropriate)

- 7. City Well Easement[Appendix U](#)
(when appropriate)

- 8. Fire Separation Easement.....[Appendix V](#)
(when required by the City’s Building and Permit Division)

- 9. Fire Lane Easement.....[Appendix W](#)
(when required by the City’s Building and Permit Division)

- 10. Any existing easements recorded on the property need to be referred to on the plat with the recording document number.

SUBMITTAL 5: FINAL PLAN

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- DEFINITION:** A calculated and dimensioned development drawing, map or chart with specifications for improvements and engineering drawings for the area covered by a Special Use Planned Development, Planned Development District or Annexation Agreement, presented for approval by the City Council.
- CONTENT:** The final plan requirements are as indicated in Section 10.7-10 of the Aurora Zoning Ordinance. It should also include the information and formatting pursuant to the Final Plan Format Guideline 2-4.
- FORMAT:** The scale of the plan shall be not less than one inch (1") equals two hundred feet (200'). It should be drawn in BLACK ink on sheet(s) not to exceed twenty-four by thirty-six inches (24" x 36").
- CERTIFICATES:** No certificates, statements or easements are required.

SUBMITTAL 6: PLAT OF DEDICATION

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DEFINITION: The map, drawing or chart on which the area being set aside for public use is accurately depicted for presentation to the City Council, and which, if approved, will be submitted to the County Recorder for recording.

CONTENT: The plat of dedication should include a legal description, a drawing that accurately depicts said description and certificates indicated below. It should also include the information and formatting pursuant to the Dedication Plat Format Guideline 2-3.

FORMAT: The plat should be drawn in BLACK ink on Mylar sheet(s) not to exceed twenty-four by thirty-six inches (24" x 36"). The original signatures on the Certificates and Statements should be written in BLACK permanent marker ink.

CERTIFICATES: The format of the required certifications should be as indicated in this document.

- 1. Surveyor's Certificate[Appendix A2](#)
- 2. Owner's Certificate[Appendix C1 - Individual](#)
[Appendix C2 - Trust](#)
[Appendix C3 - Corporate](#)
- 3. Mortgage Certificate[Appendix F](#)
(required when the subject property is in a mortgage)
- 4. City Engineer’s Certificate[Appendix G](#)
- 5. City Clerk's Certificate[Appendix J2](#)
- 6. County Clerk's Certificate[Appendix K1](#)
- 7. County Recorder's Certificate[Appendix K2](#)

EASEMENTS: The format of the required easements should be as indicated in this document.

- 1. Blanket City Easement[Appendix O](#)
(when appropriate)
- 2. Screen Planting Easement[Appendix P](#)
(when appropriate)
- 3. Stormwater Control Easement[Appendix R](#)
(when appropriate)

4. City Easement[Appendix S](#)
(when appropriate)
5. Ingress/Egress Easement[Appendix Q](#)
(when appropriate)
6. City Watermain Easement[Appendix T](#)
(when appropriate)
7. City Well Easement[Appendix U](#)
(when appropriate)
8. Fire Separation Easement[Appendix V](#)
(when required by the City’s Building and Permit Division)
9. Fire Lane Easement[Appendix W](#)
(when required by the City’s Building and Permit Division)
10. Any existing easements recorded on the property need to be referred to on the plat with the recording document number.

SUBMITTAL 7: PLAT OF VACATION

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DEFINITION: A map, drawing or chart of the subdivision, dedication or easement that is being eliminated, for presentation to the City Council and, if approved, submittal to the, County Recorder for recording.

CONTENT: The drawing, legal description, a drawing that accurately depicts said description and certifications indicted below. It should also include the information and formatting pursuant to the Plat of Vacation Format Guideline 2-15.

FORMAT: The plat should be drawn in BLACK ink on Mylar sheet(s) not to exceed twenty-four by thirty-six inches (24" x 36"). The original signatures on the Certificates and Statements should be written in BLACK permanent marker ink.

CERTIFICATES: The format of the required certifications should be as indicated in this document.

1. Surveyor's Certificate[Appendix A6](#)
2. City Engineer’s Certificate[Appendix G](#)
3. City Council Certificate[Appendix I](#)
4. City Clerk's Certificate[Appendix J4](#)
5. County Clerk's Certificate[Appendix K1](#)
6. County Recorder's Certificate[Appendix K2](#)
7. Franchise Certificate.[Appendix M](#)
8. All certificates that were on previous final plat(s) pertaining to the subject property.

EASEMENTS: The format of the required easements should be as indicated in this document.

1. All easements and easement provision that are being proposed to be vacated need to be referred to on the plat with the recording document number.
2. Any existing easements recorded on the property need to be referred to on the plat with the recording document number.

SUBMITTAL 8: PLAT OF SURVEY

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DEFINITION: The map, drawing or chart on which the area's extent, form and position are determined and delineated by taking linear and angular measurements and applying the principles of-geometry and trigonometry.

CONTENT: The drawing, legal description and the following certification.

FORMAT: The plat should be drawn in BLACK ink on sheets(s) not to exceed twenty-four by thirty-six inches (24" x 36"). The original signature on the certificate should be written in BLACK permanent marker ink.

CERTIFICATES: The format of the required certification should be as indicated in this document.

1. Surveyor's Certificate[Appendix A4](#)

SUBMITTAL 9: PLAT OF EASEMENT

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DEFINITION: The map, drawing or chart on which the area being utilized by an entity other than the owner is accurately depicted, and the purpose described, for presentation to the City Council, and which, if appropriate, will be submitted to the County Clerk for recording.

CONTENT: The plat of easement should include a legal description, a drawing that accurately depicts said description, and the certificates indicated below. It should also include the information and formatting pursuant to the Plat of Easement Format Guideline 2-14.

FORMAT: The plat should be drawn in BLACK ink on Mylar sheet(s) not to exceed twenty-four by thirty-six inches (24" x 36"). The original signatures on the Certificates and Statements should be written in BLACK permanent marker ink.

CERTIFICATES: The format of the required certifications should be as indicated in this document.

- 1. Surveyor's Certificate[Appendix A5](#)
- 2. Owner's Certificate[Appendix D1 - Individual](#)
[Appendix D2 - Trust](#)
[Appendix D3 - Corporate](#)
- 3. Mortgage Certificate[Appendix F](#)
(required when the subject property is in a mortgage)
- 4. City Engineer's Certificate[Appendix G](#)
- 5. City Clerk's Certificate[Appendix J3](#)
- 6. County Recorder's Certificate[Appendix K2](#)

EASEMENTS: The format of the required easements should be as indicated in this document.

- 1. Blanket City Easement[Appendix O](#)
(when appropriate)
- 2. Screen Planting Easement[Appendix P](#)
(when appropriate)
- 3. Stormwater Control Easement[Appendix R](#)
(when appropriate)
- 4. City Easement[Appendix S](#)
(when appropriate)

5. Ingress/Egress Easement[Appendix Q](#)
(when appropriate)
6. City Watermain Easement[Appendix T](#)
(when appropriate)
7. City Well Easement[Appendix U](#)
(when appropriate)
8. Fire Separation Easement[Appendix V](#)
(when required by the City’s Building and Permit Division)
9. Fire Lane Easement[Appendix W](#)
(when required by the City’s Building and Permit Division)
10. Any existing easements recorded on the property need to be referred to on the plat with the recording document number.

APPENDIXES

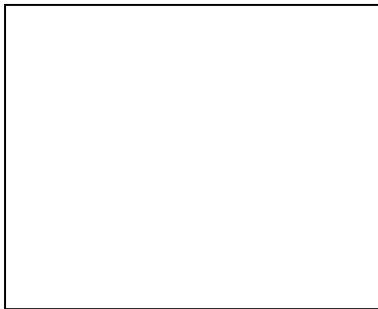
APPENDIX A1

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SURVEYOR'S CERTIFICATE - ANNEXATION

This is to certify that I, the undersigned, an Illinois Professional Land Surveyor, have surveyed the above-described property, and that this plat was prepared for the purpose of annexation to the City of Aurora, and that this plat of annexation accurately depicts said property.

Given under my hand and seal this _____ day of _____, A.D., 20_____.



Signature

Number

Please type/print the authorized individual's name, title,
corporation/company name, and address

Surveyor's Seal

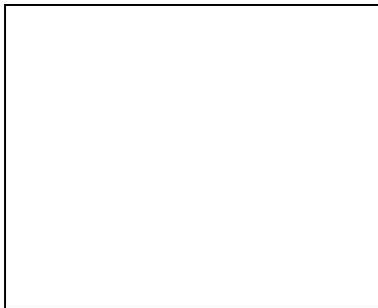
APPENDIX A2

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SURVEYOR'S CERTIFICATE - DEDICATION

This is to certify that I, the undersigned, an Illinois Professional Land Surveyor, have surveyed the above-described property, and that this plat was prepared for the purpose of dedicating said property to the City of Aurora for public right-of-way, and that this plat of dedication accurately depicts said property.

Given under my hand and seal this _____ day of _____, A.D., 20_____.



Signature

Number

Please type/print the authorized individual's name, title
corporation/company name, and address:

Surveyor's Seal

APPENDIX A3

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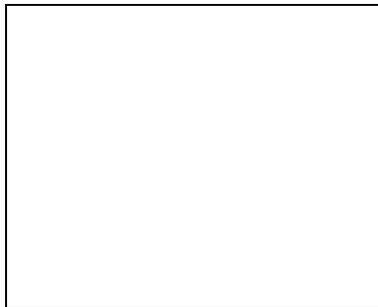
SURVEYOR'S CERTIFICATE - SUBDIVISION

This is to certify that I, the undersigned, an Illinois Professional Land Surveyor, have surveyed and subdivided the following described property:

(Insert Metes and Bounds here)

The plat hereon drawn is a true and correct representation of said survey and accurately depicts said property. Dimensions are shown in feet and decimal parts thereof. I further certify that the property shown on the plat hereon drawn is situated within the corporate limits of a municipality which has adopted a comprehensive plan and which is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, and that the plat meets the provisions of Chapter 43 "Subdivisions" of the Aurora Municipal Code. I further certify that, based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map Community Number _____, Panel Number _____, effective date _____, no portion of the described property is located within a special flood hazard area.

Given under my hand and seal this _____ day of _____, A.D., 20_____.



Signature _____ Number _____

Please type/print the authorized individual's name, title
corporation/company name, and address:

Surveyor's Seal

NOTE: If the area is in a floodplain, change the language to: "I further certify that, based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map Community Number _____, Panel Number _____, effective date _____, a portion or portions of the described property are within the floodplain, and are noted as such."

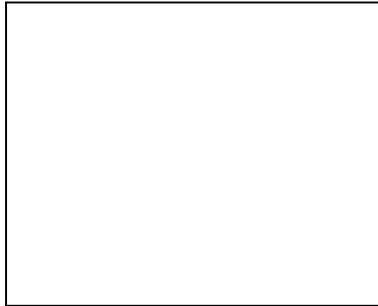
APPENDIX A4

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SURVEYOR'S CERTIFICATE - PLAT OF SURVEY

This is to certify that I, the undersigned, an Illinois Professional Land Surveyor, have surveyed the above-described property, and that this plat of survey accurately depicts said property.

Given under my hand and seal this _____ day of _____, A.D., 20_____.



Signature

Number

Please type/print the authorized individual's name, title
corporation/company name, and address:

Surveyor's Seal

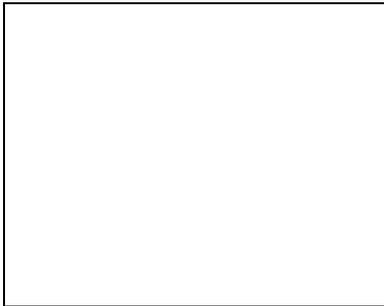
APPENDIX A5

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SURVEYOR'S CERTIFICATE - EASEMENT

This is to certify that I, the undersigned, an Illinois Professional Land Surveyor, have surveyed the above-described property, and that this plat was prepared for the purpose of granting an easement to the City of Aurora for purposes stated hereon, and that this plat of easement accurately depicts said property.

Given under my hand and seal this _____ day of _____, A.D., 20_____.



Signature

Number

Please type/print the authorized individual's name, title
corporation/company name, and address:

Surveyor's Seal

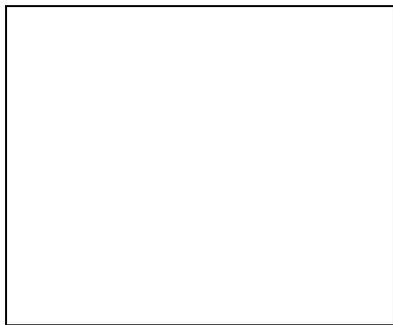
APPENDIX A6

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SURVEYOR'S CERTIFICATE - VACATION

This is to certify that I, the undersigned, an Illinois Professional Land Surveyor, have surveyed the above-described property, and that this plat was prepared for the purpose of vacating said property for purposes stated hereon, and that this plat of vacation accurately depicts said property.

Given under my hand and seal this _____ day of _____, A.D., 20_____.



Signature

Number

Please type/print the authorized individual's name, title, corporation/company name, and address:

Surveyor's Seal

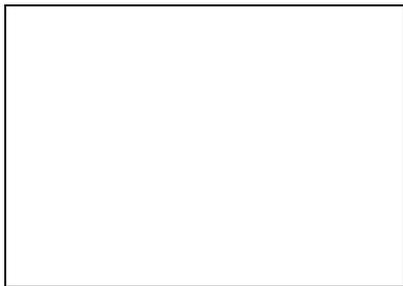
Please Print/type name

Notary's Seal

OWNER'S CERTIFICATE - DEDICATION

I, the undersigned, as an authorized agent under the provisions of a trust agreement known as Trust No. _____ dated _____, do hereby certify that said trust is the record owner of the property described in the Surveyor's Certificate affixed hereon, and as said agent, and not personally, do hereby consent to the dedication of said property to the City of Aurora for public right-of-way.

Dated this _____ day of _____, A.D., 20_____.



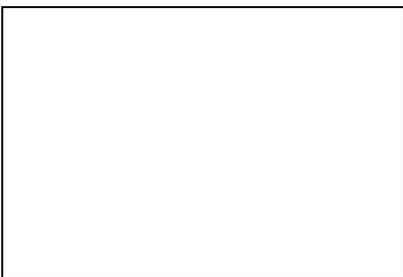
Signature

Attest Signature

Please type/print the authorized individual's name, title
corporation/company name, and address:
Affix Seal if Appropriate

State of _____)
)ss
County of _____)

I, the undersigned, a Notary Public in and for the aforesaid county and state, do hereby certify that the foregoing signators of the Owner's Certificate are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, who appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act and as the free and voluntary act of said bank, as trustee aforesaid, for the uses therein set forth, and then and there did affix the corporate seal of said bank as the trustee aforesaid for the uses and purposes therein set forth.



Given under my hand and notarial seal this _____ day of _____, A.D., 20_____.

Notary

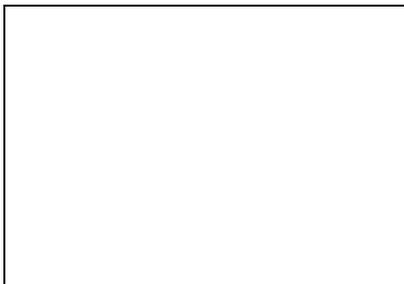
Please type/print name

Notary's Seal

OWNER'S CERTIFICATE - DEDICATION

This is to certify that _____ (Name) _____, a _____ (Type/State) _____ corporation, is the record owner of the property described in the Surveyor's Certificate affixed hereon, and does hereby consent to the dedication of said property to the City of Aurora for public right-of-way.

Dated this _____ day of _____, A.D., 20_____.



Signature

Please type/print the authorized individual's name, title, corporation/company name, and address

Affix Corporate Seal if Appropriate
Affix Corporate Seal if Appropriate

State of _____)
)ss
County of _____)

I, the undersigned, a Notary Public in and for the aforesaid county and state, do hereby certify that the foregoing signator of the Owner's Certificate is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said individual appeared and delivered said instrument as a free and voluntary act of the corporation and that said individual did also then and there acknowledge that he or she is a custodian of the corporate seal of said corporation and did affix said seal of said corporation to said instrument as his or her own free and voluntary act and as the free and voluntary act of said corporation, as owner, for the uses and purposes therein set forth in the aforesaid instrument.



Given under my hand and notarial seal this _____ day of _____, A.D., 20_____.

Notary

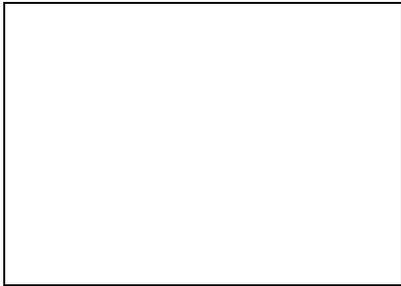
Please type/print name

Notary's Seal

OWNER'S CERTIFICATE - EASEMENT

This is to certify that I, the undersigned, am the record owner of the property described in the Surveyor's Certificate affixed hereon, and do hereby consent to the grant of easement depicted hereon.

Dated this _____ day of _____, A.D., 20_____.



Signature

Please type/print the authorized individual's name, title, corporation/company name, and address:

Affix Seal if Appropriate

State of _____)
)ss
County of _____)

I, the undersigned, a Notary Public in and for the aforesaid county and state, do hereby certify that the foregoing signator of the Owner's Certificate is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said individual appeared and delivered said instrument as a free and voluntary act for the uses and purposes therein set forth in the aforesaid instrument.



Given under my hand and notarial seal this _____ day of _____, A.D., 20_____.

Notary

Please type/print name

Notary's Seal

CITY ENGINEER'S CERTIFICATE

State of Illinois)
)ss
County of Kane)

I, the undersigned, as City Engineer of the City of Aurora, Kane/DuPage Counties, Illinois, do hereby certify that this document is approved under my offices this _____ day of _____, A.D., 20_____.

City Engineer

Please type/print name

PLANNING COMMISSION CERTIFICATE

State of Illinois)
)ss
County of Kane)

I, the undersigned, as Chairman of the Planning Commission of the City of Aurora, Kane, DuPage, Will and Kendall Counties, Illinois, do hereby certify that this document has been approved by said Planning Commission this _____ day of _____, A.D., 20_____.

Planning Commission, City of Aurora

Chairman

Please type/print name

CITY COUNCIL CERTIFICATE

State of Illinois)
)ss
County of Kane)

Approved this _____ day of _____, A.D., 20_____, by the City Council
of the City of Aurora, pursuant to Ordinance/Resolution Number _____.

By: _____
Mayor

Attest: _____
City Clerk

CITY CLERK'S CERTIFICATE - DEDICATION

State of Illinois)
)ss
County of Kane)

This is to certify that the above plat correctly represents the territory dedicated to the City of Aurora,
_____ County, Illinois, and accepted by Resolution Number _____ , a
proper resolution adopted by the Aurora City Council on _____,
20_____.

City Clerk

CITY CLERK'S CERTIFICATE - EASEMENT

State of Illinois)
)ss
County of Kane)

This is to certify that the above plat correctly represents the grant of easement depicted hereon, and accepted by Resolution Number _____, a proper resolution adopted by the Aurora City Council on _____, 20_____.

City Clerk

CITY CLERK'S CERTIFICATE - VACATION

State of Illinois)
)ss
County of Kane)

This is to certify that the above plat correctly represents the vacation depicted hereon, and has been accepted by Ordinance Number _____, a proper ordinance adopted by the Aurora City Council on _____, 20_____.

City Clerk

CITY CLERK'S CERTIFICATE - DISCONNECTION

State of Illinois)
)ss
County of Kane)

This is to certify that the above plat correctly represents the territory disconnected from the City of Aurora, _____ County, Illinois, and approved by Ordinance Number _____, Signed by the Mayor of the City of Aurora this _____ day of _____, 20____.

City Clerk

COUNTY CLERK'S CERTIFICATE

State of Illinois)
)ss
County of _____)

I, the undersigned, as County Clerk of _____ County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid or forfeited taxes, and no redeemable tax sales against any of the land depicted hereon. I further certify that I have received all statutory fees in connection with the plat depicted hereon.

Given under my hand and seal of the County Clerk at _____, Illinois, this _____ day of _____, A.D., 20_____.

County Clerk

Please type/print name

COUNTY RECORDER'S CERTIFICATE

State of Illinois)
)ss
County of _____)

I, the undersigned, as the Recorder of Deeds for _____ County do hereby certify that instrument number _____ was filed for record in the Recorder's Office of _____ County, Illinois, on the _____ day of _____, A.D., 20_____ at _____ o'clock ____ .M.

Recorder of Deeds

Please type/print name

CERTIFICATE OF COUNTY ENGINEER

State of Illinois)
)ss
County of _____)

This Plat has been approved by the DuPage County Division of Transportation with respect to roadway access to County Highway # _____, _____ pursuant to 765 ILCS 205/2; however, a highway permit for access is required of the owner of the property prior to construction within the County's Rights-of-Way.

Dated this _____ day of _____, 20_____.

By: _____
County Engineer

Please type/print name

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Ill. Rev. Stat. 1987, ch. 109, par. 2; however, a Highway Permit for access is required by the owner of the property. A plan that meets requirements contained in the Department's Policy on Permits for Access Driveways to State Highways will be required by the Department.

District Engineer

REFERENCE NOTE (not part of the above certificate language):

The above certification is required for all plats adjacent to state highways and is stamped directly on the plat by the State after the City has reviewed and approved the plat. Please leave a 3 x 5 inch space on the plat identified as being reserved for the Illinois Department of Transportation Certificate while the plat is in the City review process. Above is an example of the language that is used by the State.

SURFACE WATER STATEMENT

State of Illinois)
)ss
County of _____)

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood for damage to the adjoining property because of the construction of the subdivision.

Owner or Attorney

Please type/print name

Engineer

Please type/print name

BLANKET CITY EASEMENT

A blanket city easement is hereby reserved for and granted to the City of Aurora ("City") and its franchisees, permittees or licensees for all areas hereon platted and designated "Blanket City Easement", to construct, install, reconstruct, repair, remove, replace, inspect, maintain and operate utility transmission and distribution systems and lines in, under, over, across, along and upon the surface of said easement, including but not limited to the following without limitation, water mains, stormwater runoff, storm sewers, sanitary sewers, gas mains, telephone cables, electrical lines, and cable television and where adjacent to public right of way or stormwater control easements for public pedestrian egress and ingress to sidewalks or pathway systems. No encroachment of any kind shall be allowed within said easement unless the City determines that said encroachment shall not interfere with the proper functioning of all such permitted uses, such as encroachment by non-interfering gardens, shrubs and other landscaping material. The City and its franchisees, permittees or licensees with permits from the City may enter upon said easement for the uses herein set forth and have the right to cut, trim or remove any trees, shrubs or other plants within the areas designated "Blanket City Easement" which encroach on and interfere with the construction, installation, reconstruction, repair, removal, replacement, maintenance and operation of the underground transmission and distribution systems and such facilities appurtenant thereto.

Following any work to be performed by City franchisees, permittees or licensees with permits from the City, in the exercise of the easement rights granted herein, said entities shall make surface restorations, including but not, limited to the following: backfill any trench, restore concrete and asphalt surfaces, topsoil and seed, remove excess debris, maintain area in a generally clean and workmanlike condition. All said restoration shall be completed in accordance with City standards and subject to City approval.

Following any work to be performed by the City in the exercise of its easement rights granted herein, the City shall have no obligation with respect to surface restoration, including but not limited to, the lawn or shrubbery.

SCREEN PLANTING EASEMENT

A screen planting easement is hereby reserved for the benefit of and granted to _____ (developer) _____ and their respective successors and assigns, over lots _____ within the area shown by dashed lines on the plat and marked "Screen Planting Easement" to plant trees, shrubs, bushes and other forms of vegetation and constructing berms for the purposes of screening, protecting and separating said lots from _____ (street) _____. No permanent buildings, structures, fences, driveways or other means of vehicular access shall be constructed or maintained on, across, or through any of the areas marked on the plat as "Screen Planting Easement".

Initial planting and maintenance of the screen planting easement shall be the responsibility of _____ (developer) _____. Upon notification by _____ (developer) _____ to the successor owners hereof and/or land owners association, maintenance of the screen planting easement shall become the responsibility of said owners of said lots and/or land owners association.

In the event that the successor owners and/or the landowners association fail to maintain said easement, the City may establish a special service area over the property subject of this plat to maintain said easement.

INGRESS/EGRESS EASEMENT

A non-exclusive easement for ingress and egress is hereby reserved for and granted to the owners, their successors and assigns, of the designated lots over the areas designated as ingress/egress easements.

STORMWATER CONTROL EASEMENT

A stormwater control easement is hereby reserved for and granted to the city of aurora ("city") for all areas hereon platted and designated as "stormwater control easement", for a stormwater control facility to be maintained by the owner of said facility in accordance with city ordinances and approved engineering plans. Said easement shall further grant and allow the city, its contractors and or assigns, the right to construct, install, reconstruct, repair, remove, replace and operate storm sewer pipes and structures within said easement and to convey stormwater within any said storm sewers. No encroachment of any kind shall be allowed within said easement unless the city has determined that said encroachment shall not interfere with the proper functioning of such facility. Such as gardens, shrubs and other landscaping material.

The city shall have the right to enter upon said easement at any time for the purposes of access to and inspection of the stormwater control facilities located within said easement. If, upon inspection, the city discovers that the owner hereof ("owner") has failed to maintain said facilities. The city shall notify owner of its findings, and owner shall make required repairs within 15 days after the city's notice. If such repairs are not capable of being completed within 15 days, owner shall have as long as is reasonably necessary to complete such repairs, provided that the city has given its approval.

In the event that the owner has not responded to the city's notice, then the city may cause such repairs to be made and bill owner for all costs thereof, and shall have the right to cut trim or remove any trees, shrubs or other plants within the areas designated "stormwater control easement" which interfere with the construction, installation, reconstruction, repair, removal, replacement, maintenance and operation of said facilities and structures.

Following any work to be performed by the city in the exercise of its easement rights granted herein, the city shall have no obligation with respect to surface restoration, including but not limited to, the lawn or shrubbery, provided, however, that said city shall be obligated following such maintenance work to backfill and mound any trench created so as to retain suitable drainage, to cold patch any asphalt or concrete surface, to remove all excess debris and spoil and to leave the maintenance area in a generally clean and workmanlike condition.

CITY EASEMENT

A city easement is hereby reserved for and granted to the City of Aurora ("City") and its franchisees, permittees or licensees for all areas hereon platted and designated "City Easement", to construct, install, reconstruct, repair, remove, replace, inspect, maintain and operate utility transmission and distribution systems and lines in, under, over, across, along and upon the surface of said easement, including but not limited to the following without limitation, water mains, stormwater runoff, storm sewers, sanitary sewers, gas mains, telephone cables, electrical lines, and cable television and where adjacent to public right of way or stormwater control easements for public pedestrian egress and ingress to sidewalks or pathway systems. No encroachment of any kind shall be allowed within said easement unless the City determines that said encroachment shall not interfere with the proper functioning of all such permitted uses, such as encroachment by non-interfering gardens, shrubs and other landscaping material. The City and its franchisees, permittees or licensees with permits from the City may enter upon said easement for the uses herein set forth and have the right to cut, trim or remove any trees, shrubs or other plants within the areas designated "City Easement" which encroach on and interfere with the construction, installation, reconstruction, repair, removal, replacement, maintenance and operation of the underground transmission and distribution systems and such facilities appurtenant thereto.

Following any work to be performed by City franchisees, permittees or licensees with permits from the City, in the exercise of the easement rights granted herein, said entities shall make surface restorations, including but not, limited to the following: backfill any trench, restore concrete and asphalt surfaces, topsoil and seed, remove excess debris, maintain area in a generally clean and workmanlike condition. All said restoration shall be completed in accordance with City standards and subject to City approval.

Following any work to be performed by the City in the exercise of its easement rights granted herein, the City shall have no obligation with respect to surface restoration, including but not limited to, the lawn or shrubbery.

CITY WATERMAIN EASEMENT

A city watermain easement is hereby reserved for and granted to the City of Aurora (“City”) and its permittees or licensees for all areas heron platted and designated “City Watermain Easement”, to construct, install, reconstruct, repair, remove, replace, inspect, maintain and operate water transmission and distribution systems and lines in, under, over, across, along and upon the surface of said easement, including but not limited to watermains and their appurtenances. No encroachment of any kind shall be allowed within said easement unless the City determines that said encroachment shall not interfere with the proper functioning of all such permitted uses, such as encroachment by non-interfering gardens, shrubs and other landscaping material. The City and its permittees or licensees with permits from the City may enter upon said easement for the uses herein set forth and have the right to cut, trim or remove any trees, shrubs or other plants within the areas designated “City Watermain Easement” which encroach on and interfere with the construction, installation, reconstruction, repair, removal, replacement, maintenance and operation of the water transmission and distribution systems and such facilities appurtenant thereto.

Following any work to be performed by City permittees or licensees with permits from the City, in the exercise of the easement rights granted herein, said entities shall make all surface restorations, including but not limited to the following: backfill any trench, restore concrete and asphalt surfaces, topsoil and seed, remove excess debris, maintain area in a generally clean and workmanlike condition. All said restoration shall be completed in accordance with City standards and subject to City approval.

Following any work performed by the City in the exercise of its easement rights granted herein, the City shall have no obligation with respect to surface restoration, including but not limited to, the lawn or shrubbery.

CITY WELL EASEMENT

A city well easement is hereby reserved for and granted to the City of Aurora ("City") for all areas hereon platted and designated "City Well Easement", to construct, install, reconstruct, repair, remove, replace, inspect, maintain and operate utility transmission and distribution systems, and lines in, under, over, across, along and upon the surface of said easement, including but not limited to the following without limitation, water mains, wells, stormwater runoff, storm sewers, sanitary sewers, gas mains, telephone cables, electrical lines, and cable television. No encroachment of any kind shall be allowed within said easement unless the City determines that said encroachment shall not interfere with the proper functioning of all such permitted uses, such as encroachment by non-interfering gardens, shrubs and other landscaping material. The City may enter upon said easement for the uses herein set forth and have the right to cut, trim or remove any trees, shrubs or other plants within the areas designated "City Well Easement" which encroach on and interfere with the construction, installation, reconstruction, repair, removal, replacement, maintenance and operation of the underground transmission and distribution systems and such facilities appurtenant thereto.

Following any work to be performed by City, in the exercise of the easement rights granted herein, said entities shall make surface restorations, including but not, limited to the following: backfill any trench, restore concrete and asphalt surfaces, topsoil and seed, remove excess debris, maintain area in a generally clean and workmanlike condition. All said restoration shall be completed in accordance with City standards and subject to City approval.

Following any work to be performed by the City in the exercise of its easement rights granted herein, the City shall have no obligation with respect to surface restoration, including but not limited to, the lawn or shrubbery.

FIRE SEPARATION EASEMENT

A Fire Separation Easement is hereby reserved over a portion of Lot ____ of the _____ Subdivision for the benefit of and granted to Lot ____ of the _____ Subdivision, their respective successors, assigns and to the City of Aurora, for all areas hereon platted and designated as "Fire Separation Easement", for the purpose of maintaining building separation under the City of Aurora building and fire codes. No permanent or temporary buildings or structures shall be constructed or maintained on, across, or through any of the areas marked on the plat as "Fire Separation Easement".

FIRE LANE EASEMENT

A Fire Lane Easement is hereby reserved over a portion of Lot _____ of the _____ Subdivision for the benefit of and granted to The City of Aurora, for all areas hereon platted and designated as "Fire Lane Easement", for the purpose of preventing the hindrance; obstruction, blocking, encroaching upon, or detracting from the use of the easement for its intended purpose as a fire lane and/or emergency fire access.

No permanent or temporary buildings or structures shall be constructed or maintained on, across, or through any of the areas marked on the plat as " Fire Lane Easement"., nor shall any fences be constructed to block access to any of the areas marked on the plat as " Fire Lane Easement" without permit issuance specifying an exemption from the City of Aurora Building Code Official, Fire Code Official and the Fire Marshal.